

131.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,195,900 / 1,195,900
 USE VALUE: 1,195,900 / 1,195,900
 ASSESSED: 1,195,900 / 1,195,900



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOIKE JOSEPH J & MARY KTRS	
Owner 2: BOIKE REVOCABLE TRUST	
Owner 3:	

Street 1: 49 NORFOLK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BOIKE JOSEPH & MARY -

Owner 2: -

Street 1: 49 NORFOLK ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,906 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 3193 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6906		Sq. Ft.	Site		0	90.	0.91	10									564,464						564,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6906.000			629,000		2,400		564,500		1,195,900						84777	
																						GIS Ref	
																						GIS Ref	
																						Insp Date	
																						08/30/17	

USER DEFINED

Prior Id # 1: 84777

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT							Parcel ID		TAX DISTRICT						PAT ACCT.					
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date										
2020	101	FV	628,900	2400	6,906.	564,500	1,195,800	1,195,800	Year End Roll	12/18/2019										
2019	101	FV	469,400	2400	6,906.	595,800	1,067,600	1,067,600	Year End Roll	1/3/2019										
2018	101	FV	469,400	900	6,906.	439,000	909,300	909,300	Year End Roll	12/20/2017										
2017	101	FV	469,400	900	6,906.	420,200	890,500	890,500	Year End Roll	1/3/2017										
2016	101	FV	469,400	900	6,906.	388,900	859,200	859,200	Year End	1/4/2016										
2015	101	FV	443,300	900	6,906.	326,100	770,300	770,300	Year End Roll	12/11/2014										
2014	101	FV	443,300	900	6,906.	318,600	762,800	762,800	Year End Roll	12/16/2013										
2013	101	FV	443,300	900	6,906.	303,600	747,800	747,800		12/13/2012										

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/30/2017		MEAS&NOTICE								HS		Hanne S											
2/9/2009		Meas/Inspect				372		PATRIOT															
11/3/2000		Hearing Chag				201		PATRIOT															
11/2/1999		Meas/Inspect				243		PATRIOT														PM	
5/16/1995																							

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/HA: 0.15854

Total SF/SM: 6906

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 564,464

Spl Credit

Total: 564,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

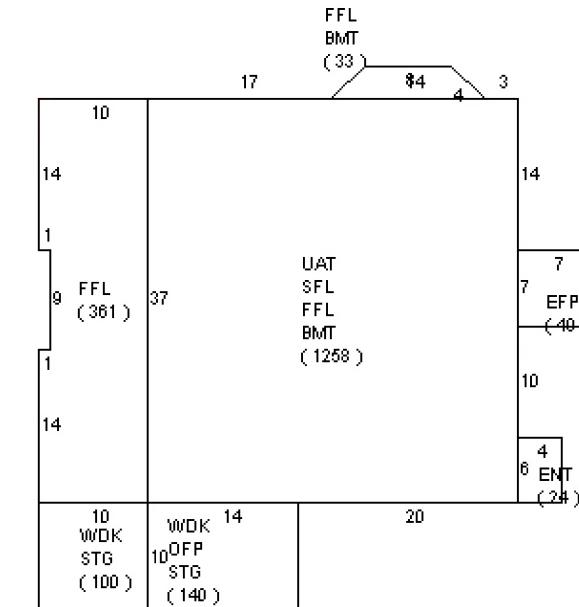
2021

EXTERIOR INFORMATION		
Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty	+Attic
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickOrStone
Frame:	1	- Wood
Prime Wall:	2	- Clapboard
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

ATH FEATURES	
Bath	1
Bath:	1
Bath:	
3QBth	
Bath:	1
HBth:	
ThrFix:	
THER FEATURES	
Kits:	1
A Kits:	
Frpl:	2

COMMENTS												
RESIDENTIAL GRID												
1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lower												

SKETCH



GENERAL INFORMATION

Grade:	B - Good	
Year Blt:	1910	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:		
Lump Sum Adt:		

CONDO INFORMATION	
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION

INTERIOR INFORMATION		
Avg Ht/FL:	STD	
Prim Int Wall:	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:	4	- Carpet 30 %
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall		% Sprinkled:

ys Cond:	GD - Good	18
nctional:		
conomic:		
Special:		
Override:		
	Total:	18.6

ALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.01082468
Const Adj.:	1.00689924
Adj \$ / SQ:	132.314
Other Features:	104500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	772696
Depreciation:	143721
preciated Total:	628974

INTERIOR INFORMATION

sys Cond:	GD - Good	18
unctional:		
conomic:		
Special:		
Override:		
	Total:	18.6

Addition:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
	Totals		
	1	8	4

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MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X29	G	AV	1910	4.16	T	40.8	101			900			900
22	Wood Deck	D	Y	1	10X10	A	AV	2014	16.00	T	5	101			1,500			1,500

PARCEL ID 131 0-0005-0005



AssessPro Patriot Properties, Inc

More: N

Total Yard Items: 2,400

Total Special Features:

Total: 2.

2